

OLD ST. DENIS HOTEL SOLD TO SYNDICATE

Famous Hostelry at Broadway
and 11th St. Passes From
Brevoort Heirs.

HELD SITE 250 YEARS

Bankers Lease 81-83 Broadway
—Natanson Buys Apartment
on Morningside Drive.

Joseph P. Day sold the St. Denis Hotel, at the southwest corner of Broadway and Eleventh street, for the Brevoort family, represented by James A. Renwick, W. W. Renwick and Mrs. Elizabeth Wittingham. Edward R. Wittingham, one of the heirs, represented the estate as attorney. The family has owned this property for about 250 years and are the descendants of Henry Brevoort, whose famous cherry orchard stood immediately opposite this property on the block now occupied by Grace Church and which was erected to plans prepared by James Renwick and who also figured with W. W. Renwick in the erection of St. Patrick's Cathedral. This six story building, with a frontage of 75 feet and a return depth of 193.5, was scheduled to be sold at auction by Joseph P. Day on February 12, but negotiations which have been pending for some time have now been completed by Douglas Eckell of Mr. Day's office for its transfer to a syndicate headed by Garfield Moore, Bernays and Joseph M. Brody. The property is assessed by the city for tax purposes at \$420,000.

Bankers Lease Structure.
Julius Bache & Co., bankers, leased the five story building at 31 and 33 Broadway, 41x113, situated north of the Columbia building at the corner of Morris street. The property has been owned since 1890 by John D. Munro. Poor's Publishing Company, which has a lease on the premises until May, 1921, has purchased the four story building at 56 West street, 31x89.9, from the Markham Realty Company, Clarence W. Eckhardt, president.

Buyers Near Columbia.
Max N. Natanson through Leo J. Hess bought the six story Monticelli apartment, 90x100, at the southwest corner of Morningside drive and 116th street, from Bertha Alexander.

Sale at Lincoln Square.
JAY A. Lee and Edward E. Van Winkle sold for Hamilton Carhart, the two story taxpayer at 1959 Broadway and the four story flat, 100x100.5, adjoining, at 123 to 135 West Sixty-seventh street, upon which the buyer has a three and one-half story building. The property fronts 23.1 feet on Broadway and forms an "L" around the northwest corner of Sixty-seventh street.

Other Downtown Deals.
Charles F. Noyes Company sold for Davis & Lawrence Company to H. Nelson & Bro. seven story and basement fireproof building, at 10 and 13 Christopher street, 49x80.
The eight story mercantile building at 473 Broadway, extending through to 17 Mercer street, has been sold by Mrs. Thelma Chapman of Garrison, N. Y. Estate of Teresa M. J. O'Donoghue sold two six story tenements at 132 and 128 Hester street, 30x80, near Christie street. The property was to be sold at auction yesterday at the hands of Bryan L. Kennedy.

Buyers for Dwellings.
Pease & Elliman sold for Mrs. A. N. Basave the three story apartment at 323 West Fifty-fifth street, 20x50.12.
Douglas L. Elliman & Co. sold for Mrs. Lewis S. Morris her five story residence at 47 East Sixty-seventh street, 20x102.
The four story dwelling at 55 West Fifty-third street, 22x100.5, has been purchased from Dr. J. P. Hoguet by the West Fifty-third Street Corporation, W. P. Phillips, R. C. Kenton and G. W. Winkler directors.

Julius Fishman & Sons sold a four story dwelling, 20x75, at 152 East Seventy-ninth street, to the building corporation, Adele Walsh sold 133 West Seventy-sixth street, a four story dwelling, 19x104, to Mary Clifford.
Ruland & Wittingham-Benjamin Corporation sold the three story residence, 16x82, at 216 East Sixty-first street.

New Home for Boys' Club.
Three three story dwellings, 62x100, at 312 to 318 East Thirtieth street, have been purchased from Mrs. Kahn by the Madison Square Boys' Club, which is to be rebuilt for a boys' club, with gymnasium, theatre, swimming pool and reading rooms.

Sales in Harlem.
Joseph Shenk purchased Lido Hall, a nine story apartment at the northwest corner of Seventh and 125th streets, from the Leah Realty Company. Mr. Shenk immediately resold the property to Renwick & Zimmer. Max Rosenberg, broker, handled the sale.

Harry Sugarman sold to George C. Cohen for Carl Levine two three story residences at 75 and 77 East 107th street, near Madison avenue, 32x100.
Vesela Rau sold to Theresa Klerman the three story dwelling at 627 West 142d street, 15x100.

REAL ESTATE NOTES.
Charles F. Noyes Company announces that Max Marx is negotiating for the sale of about 11,000 square feet, vacant, at the southeast corner of Gold and Frankfort streets, to a group of tenants, who propose to erect a building.
Malcolm E. Smith & Rudolph C. Culver, Inc., sold for Percy Kent his stock in 131 to 135 East Sixty-sixth street, representing a large duplex apartment, to Dr. Percy R. Turner.

Thomas J. O'Reilly has procured a first mortgage loan of \$35,000 for Norman R. Riesenfeld covering the property at 513 and 515 Broadway, which is improved with a six story store and loft building. Mr. Riesenfeld has since disposed of the entire property to Mandel Pressberger.

Leitner, Brenner & Leitner placed with the Bowler Savings Bank for the Level Realty Company, Maurice Muller president, mortgages for \$30,000 on two six story buildings being completed on the west side of Grand Concourse north of Fordham road.

Onyx Building Corporation has taken title to the Albermarle Building at the northwest corner of Twenty-fourth street and Broadway, which is improved with a six story store and loft building. The annual dinner of the Westchester County Realty Board will be held Saturday evening, March 27, at the Hotel Commodore.

Sigmund Simon is now associated with M. M. Ringer.

DOWNTOWN PROJECTS.
Munson Steamship Line filed plans yesterday through Kenneth M. Murchison, architect, for a twenty-five story building to cost \$2,000,000 and occupy a site 24.4 feet in Pearl street, 166.3 in Board street, 144 in Wall street, with an irregular rear lot.

Two Large Leases.
Henry Trenkman leased for the Westchester estate the five story building at 242 and 244 and the three story building at 246 Lafayette street, having a combined frontage of three feet, to Griffith & Bassett, Inc., for an aggregate rental of \$200,000.

Jacob J. Tobolt, with P. J. Cuckley,

QUEENS BUILDING FIGURES FOR 1919

Total of \$46,022,687 Reached
for First Year Following
the War.

John W. Moore, superintendent of the building bureau in Queens, has just made his annual report showing the character of new buildings in that borough by classifications. The report shows the remarkable growth of the borough along industrial lines as well as the efforts that speculative builders have made in the last year to meet the demand for housing. During the year permits were granted for the erection of 148 factories of a total value of \$12,060,800. There were erected 5,209 detached frame dwellings at a cost of \$19,987,478, and 161 brick dwellings at a cost of \$5,774,480. The total of all operations in the borough was \$46,022,687, an increase of \$1,910,618 over an estimated cost of \$44,112,069.

Showing the continued popularity of the automobile, there were erected in the borough last year 2,245 garages at a cost of \$2,798,077. There were also nineteen moving picture theatres erected at a cost of \$1,010,200. The totals in the report for the last year were:

Classification. No. of buildings. Cost.

Frame dwellings..... 5,209 \$19,987,478
Brick dwellings..... 161 5,774,480
Frame stores and dwellings..... 42 48,200
Frame tenements..... 26 2,798,077
Brick stores and tenements..... 19 1,000,200
Factories..... 148 12,060,800
Churches..... 9 184,000
Schools..... 10 1,000,000
Hotels..... 1 80,000
Ice buildings..... 17 1,151,000
Garages..... 2,245 2,798,077
Moving picture theatres..... 19 1,010,200
Other frame structures..... 235 74,881
Totals..... 8,990 \$46,022,687

BUYERS IN THE BOROUGH.

East Bay Land and Improvement Company sold through Leitner, Brenner & Leitner, two six story garages covering the block in the south side of Longwood avenue, between Beck and Kelly streets, 200x100, and renting for \$80,000.
Max N. Natanson sold to H. W. Genrich 832 to 840 Dawson street, four five story apartments, 20x100, through Byrne & Bowman.

Electric Realty Company sold through Leitner, Brenner & Leitner, six story apartment at 167 Southern Boulevard, 60x121, renting for approximately \$10,500.
Kaplan & Blackner resold for John S. Sirlis the southeast corner of Avenue St. John and Fox street, a five story apartment, 75x100.

Charles Davies sold for Charles J. Crowley 1569 Southern Boulevard, a five story apartment, 50x100.
John P. Peel Company sold for the Dormant Realty Company the five story apartment, 40x118, at 274 Prospect street to S. Horowitz and J. Glass.

Paul M. Herzog sold the southwest corner of 19th and Hoffman streets, a four story apartment, 30x100, through Leitner, Brenner & Leitner.
Heller & Sussman bought 1144 Union avenue, a five story apartment, 50x100, Leitner, Brenner & Leitner sold for Paul M. Herzog 584 Union avenue, a five story apartment house, 37.5x100, renting for about \$7,000.

Harry Cahn purchased from Charles R. Paruolo the five story apartment, 50x80, at 215 and 217 Belmont avenue, through Ernest Damiano.
Leitner, Brenner & Leitner sold for M. Levine to the M. Levine 755 Beck street, a three family flat, 25x100.

TO DEVELOP GEDNEY FARM.
Howard Willits, president of the Gedney Farm Company, has announced the appointment of Prince & Ripley as general sales agents for Gedney Farm. Gedney Farm was purchased to the public in 1913, when the Gedney Farm Hotel was finished, and since then nearly five

miles of macadam roads have been built, sewer, water and gas mains installed and thirty homes built. At the same time L. Ward Prince, president of Prince & Ripley, Inc., announces the organization of the Gedney Farm Building Company. This company has contracted to buy over \$100,000 worth of land at Gedney Farm and improve immediately with homes. Each house will have approximately one-half acre of land and will be so placed as to allow the purchaser to add more land if desired. Many new architectural and equipment features will be incorporated.

Patersons Plan New Flat.
Plans were filed yesterday for a thirteen story apartment at 330 West 105th street to be erected by Paterno Brothers at a cost of \$700,000.

ALTERATIONS.

Manhattan.
BARCLAY ST. to a four story building, to a four story building and lot—H. Finken, 167 West Broadway, owner; L. B. Denlow, 44 W. 11th street, architect.
PLATT ST. to a four story storage—Greulich Realty Co., 39 Platt st, owner; J. H. Knobel, 305 W. 42d st, architect.
SPRING ST. 322-324, to a five story storage warehouse—E. R. Emerson, premises, owner; M. J. Cincinatti, 419 Greenwich st, architect.
10TH ST. to a four story building, one three story stable—H. S. Friedman and J. Kuper, premises, owners; P. Hedges, 230 Broadway, architect and interior decorator.
27TH ST. 214-228 W. to a five story tenement—J. S. Kirby, 31 Nassau st, owner; Feldman & Sarnick, 217 W. 27th st, architects.
1ST ST. 113 and 117 W. to three two and three story tenements and lot—L. M. Gerry, Newport, R. I. owner; M. Schwartz, 200 Broadway, architect and interior decorator.
4TH ST. 5, 7, 9, to a four story dwelling—Egypian Lacquer Mfg. Co., 35 Liberty street, owner; N. D. Pollard, 447 4th st, architect.
41ST ST. 106 E. to a four story warehouse and stable—Charles Co., 231 Madison av, owners; P. H. Dexter, 231 Madison av, architect.
Bronx.
ROTONA PARK N. E. 492 A Prospect av, two and a half story brick dwelling, 77-57—Samuel Miller, 1517 Mohegan av, owner; S. L. Malling, 1278 E. 18th st, Brooklyn, architect.
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On Murray Hill
Above 14th St. to 50th St. (inclusive), East River to North River.

39th St. between Park and Lexington Aves., 25 ft. low story, modernized house; splendid rear light; possession May 1st.

37th St. between Park and Lexington Aves., 25 ft. high story dwelling; all improvements; fine condition; possession May 1st.

38th St. between Madison and Park Aves., 25 ft. brownstone dwelling; suitable for alteration; possession May 1st.

39th St. between Madison and Park Aves., 5 story, modern, American basement dwelling with elevator; will be sold at a reduced price; possession May 1st.

39th St. between Madison and Park Aves., 20 ft. house; excellent condition; large extension; possession May 1st.

40th Street, 20 ft. house with large extension; price \$60,000; possession arranged.

For further particulars and for appointments to see these properties apply to:
Brown, Wheelock Co., Inc.
10 East 45th St.
Tel Murray Hill 3100

ELVEN story flat building above 24d, near Broadway, 24x100; 121 units \$50,000; price \$12,000. SHARIM, 179 Broadway.

IN THE LARGE PLOT 'N' WAY.
Sell or lease for long term.
JAMES A. DOWD, 4th and 50th sts.

IN THE 30'S (Penn. Zone).
15x100, 2 story building, suitable for storage, printing concern, garage or cab stand; price \$12,000. SHARIM, 179 Broadway.

CORNER 4th and 10th av.—Cold water flat; old rent \$800; price \$60,000. FORSTER, 124 E. 10th st.

CORNER 54th st. 8th av.—Six story cold water flat; rent \$8,000; price \$78,000. FORSTER, 124 E. 10th st.

IN THE HEART OF THE CITY, near 34th and Lexington av., four story building, 20x100; easily converted into business or other building; electricity, open fireplace, parking place, CHAS. WARNER, Attorney, 226 Broadway, Worth-9.

SUITABLE for altering for business purposes, above 59th st., on Madison av., a 20 foot house, possession in 60 days; price \$42,000. Also 62 Lexington av., adjoining 14th st., 19 ft. wide, 2 story and basement, unimproved; possession in 90 days. Can be bought below \$50,000 and PEASE & ELLIMAN, 340 Madison av., New York City. Tel. Murray Hill-6205.

THEATRE in Times square, entrance on Broadway, building and land, with possession at once; ideal plot for office building or hotel; will take considerable cash. SLAWSON & HOBBS, 162 West 72d st.

114 story loft building, 100x25.5, above 21st st.; 1922 rent \$100,000; price \$225,000. SHARIM, 179 Broadway.

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will buy 3 story garage bet. Bway & 6th below 57th st., price \$24,000, balance on mfg. SLAWSON & HOBBS, 162 West 72d st.

Above 50th St.—5th Av. to East River.
792 LEXINGTON AV. close to 61st st.—20 feet inside, hardwood floors and electric lights; possession in 90 days; can be bought right. Terms to suit. PEASE & ELLIMAN, 340 Madison av. Phone Murray Hill 520.

Above 50th St.—5th Av. to North River.
First Mortgage 4 1/2% 8 Years
Six story elevator, vicinity of 110th St and B'way All leases expire October 1st
J. C. Hough & Co.
200 Broadway
Cortlandt 4408

FOR SALE
with
POSSESSION
58 and 60 VESEY STREET.
Two 5-story Loft Buildings.
Heavy carrying capacity.
50x101.
Possession at once.
73 WARREN STREET
Near West Broadway.
6-story Loft Building, 25x75.
Possession May 1st.
N. W. CORNER PARK PLACE AND GREENWICH STREET
5-story Loft Building, 42x55.
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233 MERCER STREET.
5-story Loft Building, 25x100.
Possession at once.
133 MERCER STREET.
8-story fireproof Loft Building.
30x72.
Near 57th Street Store and Basement and five floors February, 1921.
25 EAST 4TH STREET.
8-story Fireproof Loft Building.
25x127.
Possession Store Basement and First Floor Loft May, 1920.
Lebertan Corporation
412 Broadway,
Tel. 2133 Recker.

FOR SALE
to close an estate, four story building, basement and sub-basement, 113 Bway, or lease, \$4,000. Address to BARNARD, 113 Park row.

GREENWICH STREET.
Plot 35x100 between Leroy and Morton streets, in wholesale drug and warehouse; with three two built, five story tenement, to be altered to be a large lot at small expense. THEODORE J. BRITWISER, 21 Nassau st, New York City.

CITY REAL ESTATE.
From Battery to 14th St. Inclusive.

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FOR SALE WITH POSSESSION

466-470 WASHINGTON ST.
225-230 WEST ST.

PRICE \$50,000
MORTGAGE \$165,000
POSSESSION ARRANGED
FULL COMMISSION TO BROKERS

REMARKS:
BUILDING APPLICABLE EQUIPPED
THREE LARGE ELECTRIC ELEVATORS
COMPLETE PLUMBING AND HEATING
HEAVY ROOF COVERING COPPER
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EXCEPTIONAL INVESTMENT AT PRE-WAR COST OF PRODUCTION

Modern 9 Story Fireproof Apartment House
125 x 100
Central Park West, S. W. Cor. 66th St.

Can easily be altered into Hotel
without material structural changes.
Tentative plans have been prepared.

BING & BING
119 West 40th St. Bryant 6410
Brokers Fully Protected.

**FOR SALE OR LEASE
BLOCK FRONT**
East Side Broadway
82d to 83d Street

204 feet on Broadway
140 feet in depth
Two story taxpayer now on property
Possession May 1st, 1920
BING & BING
119 West 40th St. Bryant 6410
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REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

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Long Island—Sale or Rent.

GOING FAST! If you want a house for early spring occupancy you must BUY NOW. Twenty-two already sold.

Solve your rent problem by buying a home in
Arleigh
The New Home Colony

Fifteen Minutes from Grand Central Subway Station.
100 Acres Under Development.
Send for photographs, floor plans and particulars. Brokers protected.

Rickert-Troum Realty Co.
Tel. Murray Hill 1100, 52 Vanderbilt Ave.

New Jersey—Sale or Rent.
New Jersey—Sale or Rent.

SUBURBAN BUILDER will sell at a sacrifice a small Colonial home, with garage, of unusual charm, designed to be finished in the quiet style of bygone days. The decorations are still to be put in. I will install them, according to the desires of a purchaser, provide and install electric fixtures, landscape the grounds, and turn over the property ready for instant occupancy. The house has eight large, light rooms and a fine big completely appointed tiled bathroom. The plot is 100x180 ft., with several oak trees one foot thick as shade. Only 10 minutes walk to the station in a beautiful, settled residential section, 900 feet elevation. Water rights afford fine boating, sailing, fishing and skating. Splendid commuting service to New York; \$3,500 cash takes it. Balance 2 years; 2nd mortgage, \$2,500; permanent first mortgage, \$5,000. For complete details apply BUILDER, Post Office Box 378, City Hall Station, New York City.

PEASE & ELLIMAN
Large Dwellings and Country Estates
340 Madison Avenue, N. Y.
Telephone 6300 Murray Hill

\$12,000 Will Buy
5 Story New law tenement with stores, rent, bath, hot water; good location; rent, \$15,000.
J. J. HOECKH, 650 8th Ave. Bryant 29.

BROKERS & APPRAISERS
Leitner, Brenner & Leitner, Inc.
PROSPECT AND WESTCHESTER AVES.

EXCEPTIONALLY good house, cheap; 100 x 100, 2 story elevator, small apartment; all inside; five cupboards; 100 ft. mortgage \$145,000; price \$120,000. SHARIM, 179 Broadway.

Large plot, 200x300, below 125th st., convenient to subway and surface cars, suitable for garage, warehouse or movie studio. Will sell cheap, or owner might consider building for responsible tenant. SLAWSON & HOBBS, 162 West 72d st.